

## Chapter 9: Implementation

The Shandon Community Plan is a component of the Shandon-Carrizo Area Plan, Part II of the Land Use Element of the San Luis Obispo County General Plan. It is the primary tool to review development proposals (e.g., master plans, tentative subdivision maps, site plans, and improvement plans) within the URL.

The land uses and combining designations described and mapped in Chapter 3 of this Plan are reflected in the Official Maps, Part III of the Land Use Element of the County General Plan. Allowable uses within each land use category can be found in the Land Use Ordinance (LUO), Title 22 of the County Code.

The goals and policies of this Plan are implemented through programs, standards and guidelines. Guidelines and programs are summarized in Sections 9.6, 9.7 and 9.8. The official standards, called planning area or community planning standards, are found in the LUO and are used day-to-day to design, review and regulate land use. These standards supersede any conflicting standards found elsewhere in the LUO.

*Standards* are requirements that are primarily to be included in the design and evaluation of development projects and land divisions projects. They address special conditions and help provide consistency throughout the community or within a particular land use category or combining designation. Compliance with the standards is mandatory.

*Guidelines* are advisory, but are to be used in evaluating projects subject to discretionary review. They recommend features or techniques that help achieve a desired affect through a combination of ways rather than by fixed standard. However, alternative approaches that achieve the same or better results may also be used. Guidelines generally deal with design issues.

*Programs* are recommended actions, rather than mandatory requirements, that help implement the goals and policies of this Plan. A program may be initiated by the County or another agency or group. Since many recommended programs involve public expenditures or other funds, the initiation of programs will depend on the availability of funding.

### 9.1 Administration

The San Luis Obispo County Department of Planning and Building is responsible for the administration of the Shandon Community Plan. The Director of Planning and Building has the responsibility and authority to interpret the meaning and applicability of all of the provisions of this Plan as specified in the LUO. In addition, the Planning and Building Department will coordinate with other County departments and with state and other agencies and organizations to implement the Plan and monitor compliance with policies (e.g., Public Works Department approval of street improvements or the Department of Fish and Game involvement in implementing the Shandon Habitat Conservation Plan, etc.).

## **9.2 Amendments to the Community Plan**

Amendments to the Community Plan are made according to the provisions found in Framework for Planning of the Land Use Element. Periodic amendments to the Community Plan may be made in order to respond to changing economic and other conditions, including community needs and desires. Amendments to the community planning standards are made through amendments to the LUO, without the need to amend the Shandon Community Plan.

In addition to the provisions found in Framework for Planning for general plan amendments, proposed amendments to expand the Shandon Urban Reserve Line should only be made when there is less than a seven-year supply of available, vacant land within the URL to accommodate the reasonably anticipated or historic growth needs of the community. Exceptions may be made when there is an overriding public need to expand the URL.

## **9.3 Comprehensive Update of the Community Plan**

The Shandon Community Plan has a planning horizon of 25 years. If projected growth rates are exceeded during this time period, the Community Plan should be updated to respond to community growth prior to the year 2037. A comprehensive update of the Shandon Community Plan will be necessary when one of the following two criteria occur:

- a) The population of Shandon exceeds 75 percent of the buildout population identified in this Plan, or
- b) There is less than a five-year supply of available, vacant land within the URL to accommodate the reasonably anticipated or historic growth needs of the community.

If neither of the above criteria occurs, a comprehensive update should be initiated by the year 2032 to ensure that an updated Shandon Community Plan is adopted by 2035.

## **9.4 Public Infrastructure and Services**

San Luis Obispo County will work with landowners and developers to ensure that needed improvements to infrastructure are made concurrent with the actual need. Where appropriate, improvements to infrastructure shall be the responsibility of the developer.

## **9.5 Development Review Process and Development Fees**

Major development projects will likely involve land divisions, as regulated by the Subdivision Map Act (Government Code Section 66410, et seq.), the County's Real Property Division Ordinance, Title 21, and the LUO. Major development projects will also involve Conditional Use Permit (CUP) approval, also regulated by the LUO. Both land division applications and CUPs are discretionary applications that may be approved, conditionally approved, or disapproved. The land division and development review process for larger projects will likely include, among other requirements, infrastructure plans for the placement of parks, sewer, water, storm drainage, and other facilities and services, along with the funding mechanisms necessary to complete and maintain these facilities.

Smaller projects may also require a land division, CUP or Minor Use Permits (MUP). Like land divisions and CUPs, MUPs are discretionary and may be approved, conditionally approved, or disapproved. The conditions of approval may require, among other requirements, the installation of infrastructure or the payment of impact fees.

Building permit applications go through a “ministerial” land use permit called a Zoning Clearance. Zoning Clearances are processed and approved as part of the building permit process. Any requirements to install infrastructure or pay an impact fees must be identified in County ordinance.

Please refer to Article 6 of the LUO for a detailed description of the various land use permit applications.

### **9.5.1 Master Plan Areas**

A Conditional Use Permit must be approved in order to authorize proposed development in the Master Plan Areas identified in Section 3.2, unless the property owner elects to prepare a Specific Plan, consistent with Government Code Sections 65450 and 65457. The Master Development Plan or Specific Plan shall regulate subsequent development, the extension of infrastructure, and the provision and financing of public services throughout the entire Master Plan Area to facilitate orderly and timely development. These implementing documents shall be consistent with the Shandon Community Plan’s goals, policies, and standards. Any additional environmental documents deemed necessary to satisfy CEQA shall be completed and approved prior to any project approval. Properties located within agricultural preserves will require land use category (General Plan) amendments from Agriculture to categories consistent with Figure 3.1. Such amendments should be considered concurrently with or prior to the approval of the Master Plan or Specific Plan.

### **9.5.2 Fees**

In order to mitigate the impacts and costs associated with development, fees may be may be required as a condition of approval with a land division or land use permit or as specified by ordinance for ministerial permits. From time-to-time, some fees will need to be updated in order to provide the funding for necessary public facilities and services. Chapter 8, Public Facilities Financing Plan, discusses funding for key public facilities.

## **9.6 Community Development Guidelines**

The following development guidelines are to be used in connection with the design and review of applications for development projects, in addition to the community planning standards found in Chapter 22.110 of the Land Use Ordinance, Title 22 of the County Code,. These measures will help achieve the community vision, implement Plan policies, and avoid or mitigate environmental impacts.

### 9.6.1 Communitywide Guidelines

The following guidelines apply throughout the Shandon urban area (URL) and also apply to the Commercial Service (CS) land use category located near the intersection of West Centre Street and State Route 46, which is outside of the URL:

- a) **Drainage.** Applicants should consider using measures in the County's Low Impact Development handout as applicable.
- b) **Tree protection.** Where trees are to be retained, new development should be located away from the tree a minimum distance of 1.5 times the diameter of the tree's drip line.
- c) **New land divisions - Park sites.** The applicant should consider land dedication rather than payment of Quimby fees.

### 9.6.2 Land Use Guidelines

The following guidelines apply within the applicable land use areas as shown on Figure 3.1:

- a) **Commercial Retail, Commercial Service, Mixed Use (CR, CS, MU).**  
The following commercial design guidelines apply to properties in the Commercial Retail, Commercial Service and Mixed Use land use areas. These guidelines are intended to help implement the commercial design policies and create a welcoming and aesthetically pleasing built environment for the Shandon community. The commercial areas should be close to and well-connected to surrounding neighborhoods, providing easy accessibility by both vehicles and pedestrians. Commercial uses should be oriented toward the street, with interior parking away from the street and out of view from the surrounding residential neighborhood. Site development and building design should be pedestrian-friendly and welcoming.

#### ***Commercial Design Guidelines: Site Planning***

- i. Buildings and entrances should front the street or sidewalk where a strong pedestrian circulation system is present.
- ii. Due to the high visibility of corner properties, extra care should be given to building orientation and articulation.
- iii. Plazas, landscape fountains, public art, textured pavement, accessible changes in pavement levels, and vertical building features should be combined to create focal points and identity.
- iv. Buildings should be oriented to create pedestrian plazas, pathways, courtyards, and eating areas to enhance the quality of the outdoor environment.
- v. Where feasible, sites with restaurants or cafes should provide for outdoor seating.

### ***Commercial Design Guidelines: Building Form***

- i. Building bulk and mass should be reduced as much as possible by various vertical and horizontal elevation changes.
- ii. Create a horizontal emphasis to visually break up structures through the use of trim or other elements; by adding awnings, eaves or other ornamentations; by using a combination of complementary colors; and through use of landscaping.
- iii. Vary the heights and setbacks of buildings to increase the visibility of anchor stores and individual tenants and contribute to the overall design of the buildings.
- iv. Buildings located on block corners should be more substantial, larger, and more ornate than mid-block buildings.
- v. Entries, roof overhangs, display windows, awnings, arcades, and outdoor seating areas should all be complementary to the building design to create inviting spaces.
- vi. Vary the use of materials and colors, roof planes, and setbacks, as well as architectural elements to help reduce building mass and bulk.
- vii. Use significant base materials and cornice or molding elements to anchor the building to the ground plane.
- viii. Incorporate permanent shading devices such as awnings and canopies on south-facing facades to be aesthetically pleasing and assist in cooling the building during the summer months.
- ix. In the CR and MU areas, all sides of a building should receive appropriate enhancement through details, fenestration, and architectural elements, landscape treatments, and accent lighting.

### ***Commercial Design Guidelines: Roof Form***

- i. Commercial centers should have a combination of roof styles so as to enhance the architectural character and improve the visual interest of the building.
- ii. Setbacks and tenant spaces can be articulated by accentuating roof planes and pitches.
- iii. Flat roofs should incorporate architectural elements such as cornices or moldings to add interest and character to the building.
- iv. Roof features and details, such as exposed eaves, help create character and complement the architectural style of the buildings.
- v. Roof colors should be soft earth tones to minimize reflective glare and visual impacts.
- vi. Rooftop solar panels should be incorporated into the design of the building when feasible. If not feasible at the time of construction, the building should be designed to enable future solar installations.

### ***Commercial Design Guidelines: Windows, Doors, and Entries***

- i. The ground floor should have adequate (close to 75%) transparency on the façade.
- ii. Entries and doors should be articulated to help orient pedestrian traffic.

- iii. Entries should provide protective coverings such as awnings, arcades, and roof overhangs.
- iv. Walls, signage, paving, and planting should be incorporated into a well-designed entry into the project site to visually link the site entry to the buildings.
- v. Entry and edge features such as ornamental landscaping, open space areas, natural and water features, architectural monuments, and enhanced paving should all be considered when designing the project entry.

***Commercial Design Guidelines: Materials and Colors***

- i. When adjacent to residential neighborhoods, materials and colors should be compatible with the surrounding residential neighborhoods, but should also be unique and distinctive in style and character.
- ii. Accent materials such as brick, stone, and wood should be used to emphasize architectural details.
- iii. Durable materials should be used for all buildings, paving, signage, and landscaping.
- iv. Darker and bold materials and colors should be used on the base of buildings with lighter colors and materials on top.
- v. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect.
- vi. Large areas of intense, light colors should be avoided. Subdued colors usually work best for overall building color, while bright or accent colors are typically appropriate for trim, windows, doors and key architectural elements.
- vii. Buildings should keep a balanced color palette between base colors and “brighter” or “darker” accent colors on each building.

***Commercial Design Guidelines: Landscape and Public Spaces***

- i. Design of public spaces should incorporate space for public gatherings and smaller, intimate meeting areas.
- ii. Appropriate pedestrian furniture, such as seating, lighting, water features, and/or public art should provide a safe, friendly, and comfortable environment.
- iii. For buildings located on street frontages, portions of buildings may be set back from the sidewalk creating alcoves for plazas, entry nooks, and outdoor cafe seating.
- iv. Sidewalks should incorporate tree wells or planters to provide shade and an aesthetically pleasing pathway.
- v. One trash receptacle should be provided for every 100 linear feet of store front and should be compatible with the architecture and design of the buildings.
- vi. Planting should be used to screen from public view areas such as trash enclosures, parking areas, storage areas, loading areas, public utilities, and mechanical equipment.
- vii. Avoid large monument signs and electronic message signs.

### ***Commercial Design Guidelines: Lighting***

- i. Light fixtures should complement the character and style of adjacent neighborhoods.
  - ii. Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area. Exposed bulbs should not be used. Cut-off lighting is preferred (refer to the Land Use Ordinance standards for exterior lighting).
  - iii. Lighting should be incorporated into the landscaping and theme of buildings.
  - iv. Fixtures should enhance the creative style and theme of the project.
  - v. Use night lighting innovatively to add to the character of a site, while minimizing light and glare (i.e. lighting of footpaths, water elements, landscape and buildings).
- b) **Commercial Service (CS) – Business Park Sites.** For properties in the Commercial Service (CS) land use areas that are intended to be developed with business parks, as described in Chapter 3, property owners should consider applying for a pre-planned Conditional Use Permit that would enable business development to occur in a timely manner (see Population and Economy Implementing Program, PEIP-1).
- c) **Residential Multi-Family (MFR).** Design multi-family development to be compatible with surrounding single family residential development in form and architectural character. Examples of such multi-family development are shown below.



Multi-family development can be designed to fit in and be compatible with surrounding single family homes.

- d) **Residential Single Family (RSF).** Projects on sites five acres or greater should provide a mix of lot sizes and housing types integrated throughout the project.

9.7 Shandon Energy and Water Conservation Guidelines

The following guidelines apply throughout the area addressed by this Plan:

- a) Install alternative energy equipment and devices such as solar thermal heating.
- b) Integrate, where feasible, alternative energy mechanical equipment and accessories within roofing materials and/or blend them with a structure’s architectural form.
- c) Pre-wire commercial and residential development for rooftop photovoltaic (PV) panels or other advanced technology.
- d) Employ passive solar design and natural daylighting techniques in the design and construction of buildings.
- e) On south-facing walls, provide surfaces and windows that add significant thermal mass, with proper ventilation, to control and distribute energy throughout structures.
- f) Use evergreen trees, where appropriate, to protect buildings from winter winds, deciduous shade trees on the east and west sides of buildings, and low shrubbery immediately south of a home to maximize passive solar performance.
- g) Use energy-saving landscaping around buildings and in parking lots to reduce solar gain in summer and allow solar gain in winter.
- h) Use building materials, components, and systems found locally or regionally to reduce energy use, emissions and transportation costs.
- i) Use non-toxic building products (e.g. formaldehyde-free insulation, low Volatile Organic Compounds [VOC] paints, etc.).
- j) In new buildings, use the lowest water-using or waterless plumbing fixtures, implement water saving practices, and install greywater recycling systems.

Table 9.1: Applicability of EIR Mitigation Measures

The following table lists mitigation measures from the *Environmental Impact Report for the Shandon Community Plan Update and San Juan Village (Fallingstar I Project)*. New development shall comply with these mitigation measures as shown in the table, and the measures shall have the same effect as standards. For each mitigation measure, the table identifies the type of development project for which the measure is required, for example, new land divisions and projects requiring discretionary permits, or projects within a certain Master Plan Area.



Table 9.1: Applicability of EIR Mitigation Measures <sup>1</sup>							
EIR Mitigation Measure <sup>1</sup>	New Development (including ministerial permits)	Land Divisions and Discretionary Permits	Land Divisions and Discretionary Permits-Residential	New Commercial Development	Land Divisions in Master Plan Areas <sup>2</sup>	Fallingstar Master Plan Area <sup>3</sup>	Infrastructure and Recreational Facilities
AES-1 (a)			X				
AES-1(b) (see standards in LUO Ch. 22.110.060.C and D)				X			
AES-1(c), (d)					X		
AES1-(e),(g)					X		X
AES-1(f) <sup>4</sup>							
AES-3(a), (b)		X					
AES-3(c)		X					X
AG-1(a) (see Ch. 4 programs)							
AG-1(b), (c)					X Peck, Halpin		X
AG-2(a),(b)		X					
AG-2(c) (implemented through Ord. No. 2050-Right-to-Farm)	X						
AQ-1(a)-(d),(f),(g) <sup>5</sup>		X					
AQ-1(e)		X					
AQ-3(a)				X			
AQ-4(a) <sup>4</sup>							
BIO-1(a),(b) (see standards in LUO Section 22.110.030.A.5.b)	X						
BIO-1(c),(d),(e),(f), (g), (h) <sup>6</sup>		X					
BIO-3(a),(b) <sup>6</sup>		X					
BIO-3(c) <sup>6,7</sup>	X						
BIO-3(d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q) <sup>6</sup>		X					
BIO-3(r)		X					X

1. See EIR mitigation measures listed in Appendix D of this Plan.
2. These mitigation measures are specific to the Master Plan Area(s). If the measures are applicable to only some Master Plan Area(s), those areas are shown in the cell. These mitigation measures are in addition to all other applicable mitigation measures in this table.
3. These mitigation measures are specific to the Fallingstar Master Plan Area and are in addition to all other applicable mitigation measures in this table.
4. The mitigation measure(s) apply to development of sewer treatment plant.
5. Applies to projects that exceed APCD construction emissions thresholds.
6. Mitigation measures BIO-1(c), (g), BIO-3(a),(b),(d) through (j), (l),(o),(p),(q) do not apply to “infill parcels” mapped in Appendix D.
7. Refer to the Shandon Community Plan Habitat Conservation Plan (HCP) when approved and the standards in LUO Section 22.110.030.
8. Applies to land divisions and discretionary permits involving grading, trenching, or ground disturbance.
9. This mitigation measure will likely not apply, as the area within 200 feet of the landslide area mapped in Figure 4.7-1 of the Final EIR is within an area to be protected for habitat or an area outside of the URL in the Agriculture land use category.
10. These mitigation measures apply to new residential development in specified noise-impacted areas.
11. These mitigation measures apply to new mixed-use development.
12. This mitigation measure applies in the event that groundwater is encountered during grading or construction.
13. This mitigation measure applies to development of Commercial Service site outside of the URL: septic site and leachfield site plan and percolation tests.

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Table 9.1: Applicability of EIR Mitigation Measures¹							
EIR Mitigation Measure¹	New Development (including ministerial permits)	Land Divisions and Discretionary Permits	Land Divisions and Discretionary Permits-Residential	New Commercial Development	Land Divisions in Master Plan Areas²	Fallingstar Master Plan Area³	Infrastructure and Recreational Facilities
CR-1(a) (covered by: Ch. 4 policy, COSE Policies CR3.1, CR4.2)		X					
CR-1(b), 1 <sup>st</sup> part		X					
CR-1(b) 2 <sup>nd</sup> part (see Ch. 4 programs)							
CR-1(c)⁸		X					
CR-1(d)		X					X
CR-1(e),(f)					X Fallingstar		
CR-2(a)	X						
CR-2(b)					X Fallingstar	X	
D-2(a),(b)		X					
G-2(a),(b)	X						
G-3(a)⁹	X						
N-1(a)		X					
N-2(a)					X Fallingstar Peck		
N-2(b),(c)¹⁰ (comply with Noise Element)	X						
N-2(d),(e), (f)¹¹				X			
S-1(a)		X					
S-1(b)¹²	X						
S-2(a)	X						
T-1(a) (see Ch. 8)							
T-1(b) (see Ch. 8 programs)							
T-1(c),(d),(e) (see standards in LUO Ch. 22.110.040.C.2.h and 22.110.060.A.8 and 18.i and 18.j)	X						

1. See EIR mitigation measures listed in Appendix D of this Plan.
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3. These mitigation measures are specific to the Fallingstar Master Plan Area and are in addition to all other applicable mitigation measures in this table.
4. The mitigation measure(s) apply to development of sewer treatment plant.
5. Applies to projects that exceed APCD construction emissions thresholds
6. Mitigation measures BIO-1(c), (g), BIO-3(a),(b),(d) through (j), (l),(o),(p),(q) do not apply to “infill parcels” mapped in Appendix D.
7. Refer to the Shandon Community Plan Habitat Conservation Plan (HCP) when approved and the standards in LUO Section 22.110.030.
8. Applies to land divisions and discretionary permits involving grading, trenching, or ground disturbance
9. This mitigation measure will likely not apply, as the area within 200 feet of the landslide area mapped in Figure 4.7-1 of the Final EIR is within an area to be protected for habitat or an area outside of the URL in the Agriculture land use category.
10. These mitigation measures apply to new residential development in specified noise-impacted areas.
11. These mitigation measures apply to new mixed-use development.
12. This mitigation measure applies in the event that groundwater is encountered during grading or construction
13. This mitigation measure applies to development of Commercial Service site outside of the URL: septic site and leachfield site plan and percolation tests.

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T-1(f),(g) (see standards in LUO Ch. 22.110.060.B)						X	
T-4(a)		X					
W-1(a) (see standards in LUO Section 22.110.060.A.6)	X						
W-1(b) (see Ch. 7 programs, standards in LUO Chapter 22.110.A.6)		X					
W-1(c) (see standards in LUO Section 22.110.060.A.5)	X						
W-1 (d) <sup>14</sup> (see standards in LUO Ch. 22.110)							
W-2(a) (see Ch. 7 programs, standards in LUO Section 22.110.060)					X		
W-3(a) <sup>4</sup>							
W-3(b) <sup>13</sup>							

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3. These mitigation measures are in addition to all other applicable mitigation measures in this table.
4. These mitigation measures are specific to the Fallingstar Master Plan Area and are in addition to all other applicable mitigation measures in this table.
4. The mitigation measure(s) apply to development of sewer treatment plant.
5. Applies to projects that exceed APCD construction emissions thresholds
6. Mitigation measures BIO-1(c), (g), BIO-3(a),(b),(d) through (j), (l),(o),(p),(q) do not apply to “infill parcels” mapped in Appendix D.
7. Refer to the Shandon Community Plan Habitat Conservation Plan (HCP) when approved and the standards in LUO Section 22.110.030.
8. Applies to land divisions and discretionary permits involving grading, trenching, or ground disturbance
9. This mitigation measure will likely not apply, as the area within 200 feet of the landslide area mapped in Figure 4.7-1 of the Final EIR is within an area to be protected for habitat or an area outside of the URL in the Agriculture land use category.
10. These mitigation measures apply to new residential development in specified noise-impacted areas.
11. These mitigation measures apply to new mixed-use development.
12. This mitigation measure applies in the event that groundwater is encountered during grading or construction
13. This mitigation measure applies to development of Commercial Service site outside of the URL: septic site and leachfield site plan and percolation tests.
14. This mitigation measures applies to the following new development: 1) development resulting from new land divisions, 2) land use permits that result in greater than four (4) dwelling units, 3) development of more than 9,999 square feet of floor area for uses listed under the industry, manufacturing and processing land use group, 4) development of more than 2,499 square feet of floor area for uses listed under all other non-residential use groups.

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## 9.8 Implementation Programs

The Shandon Community Plan includes Implementation Programs to identify responsibility for ensuring comprehensive implementation of the Community Plan.

**Table 9.2: Program Implementation Summary**

SECTION	IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT OR AGENCY	PRIORITY	TIMEFRAME TO START	POSSIBLE FUNDING SOURCES
<b>2.4 Population and Economy Implementing Programs</b>					
PEIP-1	Targeted marketing of key industries	PB	High	2012	Grant, DB
PEIP-2	Promote identity for commercial areas	PB	Med	2015	GF
PEIP-3	Internships and mentoring for high school students	SCOE, SJUSD, CC, Cal Poly	Med	2015	AB, Grant
PEIP-4	Utilize local products and services	PB	Med	2013	GF
PEIP-5	Develop farmers' market	SCFMA, AG	Low	2015	DB, Pri
PEIP-6	Promote and facilitate community events	PB	Med	2015	GF, Pri
PEIP-7	Explore financing options for existing businesses	PB	Low	2014	Grant

AB	Agency Budget	PB	Planning & Building
AC	Agriculture Commissioner	PH	Public Health
CC	Cuesta College	PO	Property Owner
CF	Cal Fire	Pri	Private Funding
CP	County Parks	PW	Public Works
CS	County Sheriff	RTA	Regional Transportation Authority
CT	Caltrans	SCFMA	SLO County Farmers' Market Assoc.
D	Developer	SCL	SLO County Library
DB	Department Budget	SCOE	SLO County Office of Education
EH	Environmental Health	SJUSD	Shandon Joint Unified School District
GF	General Fund	SLOCOG	SLO Council of Government
GS	General Services	SS	Social Services
OES	Office of Emergency Services		

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SECTION	IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT OR AGENCY	PRIORITY	TIMEFRAME TO START	POSSIBLE FUNDING SOURCES
PEIP-8	Periodic community business surveys	PB	Med	2013	DB
PEIP-9	Explore adjustments to development standards for site efficiency	PB	Med	2013	DB
PEIP-10	Promote public transportation	PB, PW, RTA	Med	2013	Grant, DB
PEIP-11	Encourage non-motorized transport within business areas	PB	Low	2013	DB
PEIP-12	Encourage infrastructure improvements to attract private investment	PB, PW	Med	2013	DB
PEIP-13	Develop a specific plan or entitlement to expedite permit processes for commercial development	PB	High	2013	Grant, DB
<b>3.9 Land Use and Neighborhood Design Implementing Programs</b>					
LUNDIP-1	Identify grants to help redevelop single family residences into live-work arrangements.	PB	Low	2013	DB
LUNDIP-2	Coordinate with Caltrans to relocate maintenance yard on Centre Street	PB	Med	2014	DB, AB
LUNDIP-3	Downtown enhancement plan	PB, PW	Med	2013	DB, Grant

AB	Agency Budget	PB	Planning & Building
AC	Agriculture Commissioner	PH	Public Health
CC	Cuesta College	PO	Property Owner
CF	Cal Fire	Pri	Private Funding
CP	County Parks	PW	Public Works
CS	County Sheriff	RTA	Regional Transportation Authority
CT	Caltrans	SCFMA	SLO County Farmers' Market Assoc.
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SECTION	IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT OR AGENCY	PRIORITY	TIMEFRAME TO START	POSSIBLE FUNDING SOURCES
<b>4.3 Natural Resources Implementing Programs</b>					
NRIP-1	Ensure long-term open space is established where appropriate	PB	Med	2014	DB, AB, Pri, Grant
NRIP-2	Develop Habitat Conservation Plan for critical species	D, PB	Essential	Underway	Pri
NRIP-3	Work with the community to maintain viable agricultural land	PO, AC, PB	High	2012	DB, Pri
NRIP-4	Pursue additional State Water	PW, PB	High	2012	DB
NRIP-5	Conduct water conservation workshops	PB, PW	Med	2012	DB, Grant
NRIP-6	Toilet retrofit	PB, PW	Med	2014	DB
NRIP-7	Explore a water conservation rate structure for CSA-16	PW	Med	2013	DB
<b>4.6 Cultural Resources Implementing Programs</b>					
NCIP-1	Historical resources inventory	PB	Med	2014	DB

AB	Agency Budget	PB	Planning & Building
AC	Agriculture Commissioner	PH	Public Health
CC	Cuesta College	PO	Property Owner
CF	Cal Fire	Pri	Private Funding
CP	County Parks	PW	Public Works
CS	County Sheriff	RTA	Regional Transportation Authority
CT	Caltrans	SCFMA	SLO County Farmers' Market Assoc.
D	Developer	SCL	SLO County Library
DB	Department Budget	SCOE	SLO County Office of Education
EH	Environmental Health	SJUSD	Shandon Joint Unified School District
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SECTION	IMPLEMENTATION PROGRAM	RESPONSIBLE DEPARTMENT OR AGENCY	PRIORITY	TIMEFRAME TO START	POSSIBLE FUNDING SOURCES
<b>4.9 Energy Conservation Implementing Programs</b>					
ECIP-1	Provide energy conservation workshops	PB, APCD	High	2012	DB, AB, Grant
ECIP-2	Establish a community tree planting program	PB, PW, GS	Med	2013	Grant
ECIP-3	Evaluate the use of solar power for sewer plant	PB, PW, D	Med	2012	DB, Pri
ECIP-4	Develop recycled water system	PB, PW	High	2012	GF, Grant
ECIP-5	Pursue a communitywide solar energy system.	PB, PO	High	2012	DB, Grant
<b>5.12 Transportation and Circulation Implementing Programs</b>					
TCIP-1	Update road classifications for major roads as necessary	PB ,PW	Low	2015	DB
TCIP-2	Work with the community to develop trails	PB, PW, GS, D	High	2014	DB, Grant, D
TCIP-3	Pursue funding for circulation mitigation measures	PW, PB, SLOCOG, D	High	2012	DB, GF, D

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TCIP-4	Develop transit plan and improve access to transit	PB, SLOCOG, RTA	Med	2015	Grant, GF
<b>6.1.2 School Implementing Programs</b>					
SIP-1	Establish a “safe routes to school” program	SJUSD, PB, SO, PW	Med	2012	Grant
SIP-2	Assist to develop programs that serve all needs and locations in the community	PB, SJUSD	Low	2014	DB, AB
<b>6.2.2 Parks and Recreation Implementing Programs</b>					
PRIP-1	Expand or upgrade Crawford W. Clarke Memorial Park	PB, CP	Med	2016	GF, D
PRIP-2	Promote shared sites with schools	CP, SJUSD	Med	2013	GF
PRIP-3	Improve maintenance of parks and recreation facilities	CP	Med	2012	DB, D
PRIP-4	Identify opportunities for trail easements	PB, CP	Low	2014	Grant, GF, Pri

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<b>6.3.2 Fire Protection and Emergency Medical Services Implementing Programs</b>					
FPEIP-1	Disseminate emergency preparedness info.	CF, OES	Med	2012	AB, DB
FPEIP-2	Establish a health clinic	PB, PH	High	2012	DB, Grant
FPEIP-3	Identify funding for additional fire and emergency personnel	PB, CF	Med	2012	DB
FPEIP-4	Continue fire safety outreach	CF	High	Ongoing	DB
<b>6.4.2 Law Enforcement Implementing Programs</b>					
LEIP-1	Continue crime prevention and safety outreach	CS	High	2012	DB
LEIP-2	Resident deputy	CS	High	2012	DB, GF, Grant
<b>6.5.2 Solid Waste Implementing Programs</b>					
SWIP-1	Continue waste reduction education	PW, EH	Low	2012	DB
SWIP-2	Obtain public input regarding waste program effectiveness	PB	Low	2012	DB

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<b>6.6.2 Community Facilities Implementing Programs</b>					
CFIP-1	Support funding for youth programs and facilities	CP, PH, SS	Med	2012	GF, Grant
CFIP-2	Incentivize development of cultural facilities	PB	Low	2017	DB
CFIP-3	Establish a health clinic	PB, PH	High	2012	Grant, DB
CFIP-4	Identify site for community library	GS, PB	Med	2013	DB, Grant
CFIP-5	Explore reducing library fees	GS	Med	2013	DB
<b>7.1.2 Water System Implementing Programs</b>					
WSIP-1	Identify financing for water system upgrades for existing neighborhoods	PB, PW	Med	2012	DB, Grant
WSIP-2	CSA-16 Water Master Plan Update	PW	High	2012	D,PW
WSIP-3	CSA-16 fee program for new State water	PW	High	2012	PW, D

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<b>7.2.2 Wastewater Implementing Programs</b>					
WWIP-1	Identify financing for extension of wastewater system to existing neighborhoods	PB, PW	Med	2012	DB, Grant
WWIP-2	Prepare wastewater and groundwater educational materials	PW	Low	2014	DB
<b>7.3.2 Stormwater Drainage Implementing Programs</b>					
SDIP-1	Develop Stormwater System Plan	PW, PB	High	2013	Grant, GF
SDIP-2	Finance drainage system improvements	PB, PW	High	2014	Grant, GF
<b>7.4.2 Flood Management Implementing Programs</b>					
FMIP-1	Process updated 100-year flood elevations with FEMA.	PW, D	Essential	2012	DB, Pri
<b>7.5.6 Utilities Implementing Programs</b>					
UIP-1	Identify programs to reduce energy costs	PB	Med	2012	DB
UIP-2	Coordinate with utility companies to underground major utility lines	PB, PW	Low	2017	DB

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UIP-4	Pursue communitywide solar energy system	PB, PW, CSA-16	Med	2013	DB, Grant
<b>8.13 Public Facilities Funding and Financing Implementing Programs</b>					
PFFPIP-1	Capital Improvement Plan	PW, CSA-16	High	2012	DB
PFFPIP-2	Master drainage plan	PW	High	2012	DB, Grant
PFFPIP-3	Seek grants for public facilities	PB, PW	High	2012	DB
PFFPIP-4	Feasibility study for use of the California Public Infrastructure Bank	PB, PW	High	2013	DB, Grant
PFFPIP-5	Funding for grade-separated access to State Route 46	PW, SLOCOG, CT	High	2013	Grant, Tax, PO
PFFPIP-6	Fee program for off-site traffic improvements in the City of Paso Robles	PW, SLOCOG, CT, City of Paso Robles	High	2012	D

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